



**PUBLIC HEARING MEETING AGENDA  
CARSTAIRS MUNICIPAL OFFICE  
MONDAY, OCTOBER 25, 2021, 7:00 P.M.**

Page

**1. CALL TO ORDER**

**2. ATTENDEES**

**3. PURPOSE**

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- a) The purpose of this Public Hearing is to receive and consider; amending Land Use Bylaw No. 2007 by providing a Land Use Redesignation to rezone 0.46 hectares (1.14 acres) of land, from C1 to R3, located in Lot 15, Block 11 within the SE 1/4 8-30-01-W5M, and 0.99 hectares (2.44 acres) of land from R4 to R3 located in Lot 16, Block 11 within the SE 1/4 8-30-01-W5M, and 0.27 hectares (0.67 acres) of land from R1 to R3, located in Lot 7, Block 6 within the SE 1/4 8-30-01-W5M.



**4. DELEGATIONS**

**5. GENERAL DISCUSSION**

**6. ADJOURNMENT**



FOR OFFICE USE ONLY	
Date of Receipt	Accepted by
Fee Submitted	File No.
Decision	

## Land Use Re-designation

### Application Form, Checklist and Fee Schedule

The following information is necessary to facilitate a thorough evaluation and timely decision on your application. To expedite the evaluation, all material submitted must be clear, accurate and legible. Only complete applications will be accepted. Thank you for your cooperation. Please be advised that the information and materials required by the "Application Checklist" is part of this application.

#### APPLICANT/OWNER INFORMATION

Name of Applicant Bill Turnbull Email wturnbull@shaw.ca

Mailing Address (include postal code) #300 - 714 1st Street SE Calgary, AB T2G 2G8

Telephone (B) 403-233-0333 cell 403-815-4666 (H) 403-815-4666 Fax

Registered Owner (if not applicant) Pollyco (Scarlett Ranch) Holdings Ltd.

Mailing Address (include postal code) Same as above

Telephone (B)  (H)  Fax

#### LEGAL DESCRIPTION

Lot 7 Block 6 111 1005  
 Lot 15/16 Block 11 Plan 121 0982 in the SE ¼ section 8 Township 30 Range 1  
 West of the  meridian

Municipal Address (if applicable)

Total area of the above parcel of land to be subdivided is 1.72 hectares ( 4.25 acres)

#### AMENDMENT PROPOSED

Existing Land Use Designation (according to the Land Use Bylaw) R1, C1 & R4

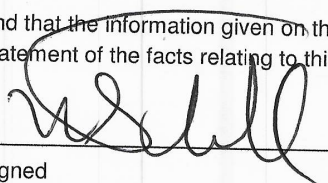
Proposed Land Use Designation R3

To accommodate (describe the proposed development) This site will become a more comprehensive multifamily site with the intent to be developed along with the adjacent R4 site to the west.

**REGISTERED OWNER OR PERSON ACTING ON HIS/HER BEHALF**

I William Turnbull hereby certify that ☐ I am the registered owner  
(please type or print full name) ☒ I am authorized to act on the owner's behalf

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for land use re-designation.

  
Signed

September 21, 2021  
Dated

**APPLICANT'S SUBMISSION**

In the space below (or on a separate piece of paper), please provide a description of the reasons for making the application including a statement about why your request for land use re-designation should be approved by Council. This statement will be included in the Report to Council regarding your land use re-designation application.

In this current market there is not a demand for a commercial site in this area  
but there is a market for additional multifamily development with this site  
having a buyer already for multifamily development. Having this variety of  
product in this area is a boost to the current development happening around  
it at this time.

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## Application Checklist

The following information must be included with your application. If this information is not provided at the time the application is submitted, your application will be deemed incomplete and it will not be processed until the information is provided.

- ☒ Completed Application form
- ☒ Current copy of the **Certificate of Title(s)** search within 30 days prior to the application.
- ☒ Current copies of Restrictive Covenants, Utility Right-of-Ways, Easements or Town Caveats registered on Title
- ☒ Letter of Authorization from the Registered owner of the land authorizing their agent to make the application
- ☐ Provide the names of the principles if the parcel is owned by an incorporate or numbered company.
- ☐ Application fee as calculated from Council's approved **Fee Schedule** (next page).
- ☒ Coloured photographs (a minimum of 4) of the site and adjacent area
- ☒ Applicant's submission sheet explaining the reason(s) for the Redesignation
- ☒ Five (5) copies of a Site Plan showing the land involved in the application and the existing land uses.

### The Site Plan shall contain:

- ☐ Scale of Plans
- ☐ North Arrow, pointing to the top or left of page
- ☐ Municipal Address (i.e. street address)
- ☐ Legal Address (i.e. plan/block/lot)
- ☐ Plot and dimension property lines
- ☐ Location of existing buildings
- ☐ Location of free standing signs
- ☐ Bylawed setbacks
- ☐ Easements, Utility Right-of-Ways etc dimensioned and labelled
- ☐ Adjacent Street plotted and labelled,
- ☐ Curbs and sidewalks
- ☐ Access and egress points
- ☐ Topography and geodetic points

Fee Schedule



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Land Use Re-designation Fee Schedule

The Town of Carstairs' Planning and Development Service Fees as contained in Bylaw 1054

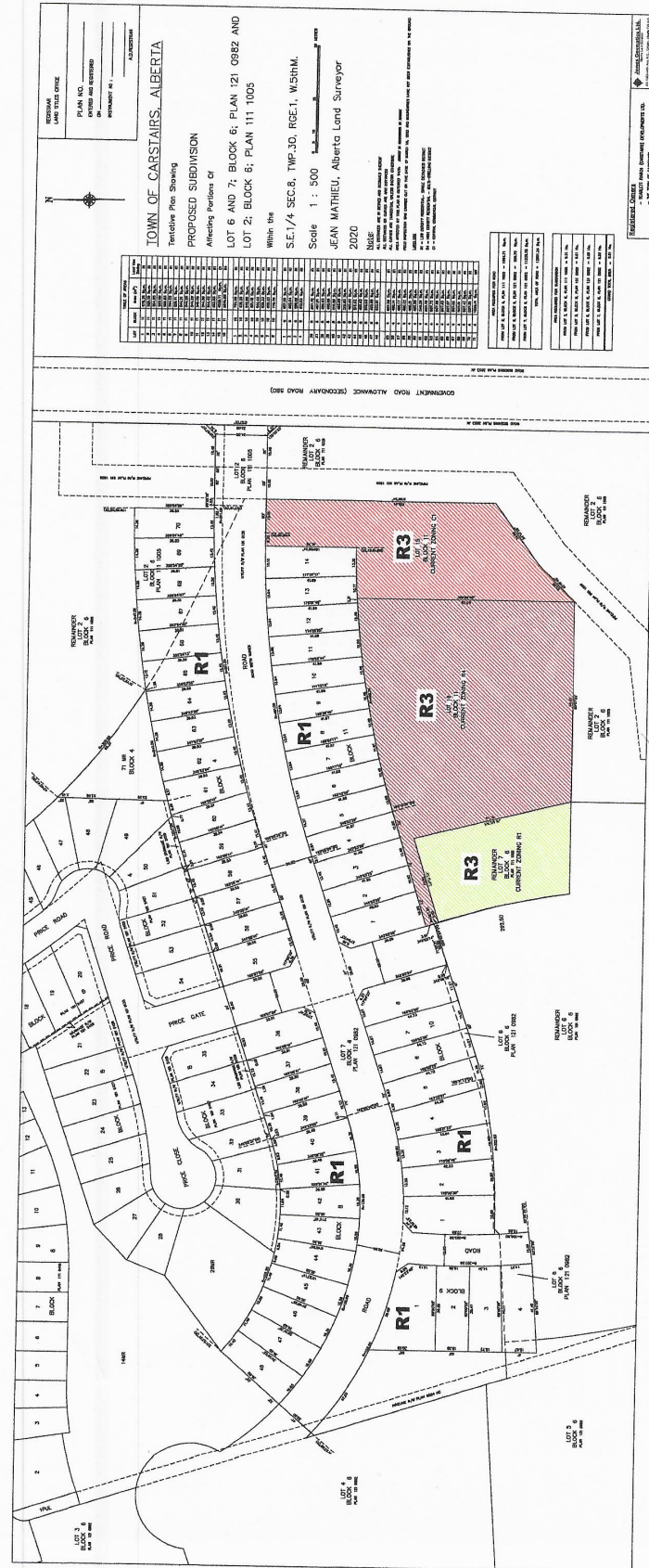
LAND USE RE-DESIGNATION FEES

Payable with initial application:

Flat fee for the first 5 lots, if <u>outside</u> an Area Structure Plan Area.....	\$ 4,000.00
Flat fee for the first 5 lots, if <u>inside</u> of an Area Structure Plan Area.....	\$ 2,500.00
Plus per lot fee for each additional lot up to 50 lots.....	\$ 250.00
Plus per lot fee for each additional lot up to 50 lots.....	\$ 125.00
Plus per lot fee for each additional lot thereafter.....	\$ 100.00

- \* Additional fees may be required if the plan area is located within the Newly Annexed Lands
- \* Pre-application fees will be based on an hourly rate as per Current Planning Agreement





**Sent:** Tuesday, October 12, 2021 6:51 PM  
**To:** Sherry Humphrey <[sherryh@carstairs.ca](mailto:sherryh@carstairs.ca)>  
**Subject:** Scarlett Ranch

Hello Sherry

How do I send my approval for this change. As I would like to see this change to residential from Commercial.

Thanks Tim

**Sent:** Wednesday, October 13, 2021 6:26 AM  
**To:** Sherry Humphrey <[sherryh@carstairs.ca](mailto:sherryh@carstairs.ca)>  
**Subject:** Scarlett Ranch

Good Morning Sherry,

I will be unable to attend the public meeting on October 25th for the proposal to redesignate the lots as outlined in the attached public notice from commercial to R3.

I would like to note that I agree with this redesignation.

I live at [REDACTED] which is on the east side of this subdivision.

Is there anything else that I have to do?

Kind Regards,

Bev Henkel

**Sent:** Wednesday, October 13, 2021 8:57 PM  
**To:** Sherry Humphrey <[sherryh@carstairs.ca](mailto:sherryh@carstairs.ca)>  
**Subject:** Scarlett Ranch- Carstairs, Alberta

Hello Sherry,

I wanted to respond to the attached hearing announcement regarding Scarlett Ranch rezoning to residential from Commercial. I am in support of the change to residential.

Please let me know if I am required to provide further action in support of this change.

Thanks

Tanya Bednarz



**Sent:** Sunday, October 17, 2021 5:08 PM  
**To:** Sherry Humphrey <[sherryh@carstairs.ca](mailto:sherryh@carstairs.ca)>  
**Subject:** Re zoning in Scarlett ranch

Hi Sherry,

We are happy that part of the road for Scarlett Ranch Blvd has been extended. Sad that it was shown not to be fully connected like we thought it was going to be. We saw the ad for the rezoning.

R3 on the map, already has such a large area for further development. I would rather see the zones stay the way they are, if it meant the tiny c2 zone would be able to have a gas station plus a small strip mall or something of the sort. We live in Scarlett Ranch and use that road to head out of town, and I head out of town for work that way. I would rather see the zones stay the way they are. Lots of city communities have little pockets where gas stations can be, extra pizza joint etc. Not that I want our beautiful small town to turn into a city suburb, but being that it is on the secondary road out of town, it would be the perfect spot. I would feel more comfortable allowing my kiddos to go for a short walk to get a slush or a treat, knowing it is not too far away. If our town just becomes all houses, that's pretty sad too. If there were more playgrounds around, that would be nice too.

So, I vote for no rezoning, please keep the zones as is.

Thank you,  
Sheryl

Bylaw No. 2019

**BEING** a bylaw of the Town of Carstairs of the Province of Alberta to amend Land Use Bylaw 2007.

**WHEREAS**, Council of the Town of Carstairs wishes to amend Land Use Bylaw No. 2007 by providing a Land Use Redesignation to rezone 0.46 hectares (1.14 acres) of land, from C1 to R3, located in Lot 15 Block 11 within the SE 1/4 8-30-01-W5M, and 0.99 hectares (2.44 acres) of land from R4 to R3 located in Lot 16 Block 11 within the SE 1/4 8-30-01-W5M, and 0.27 hectares (0.67 acres) of land from R1 to R3, located in Lot 7, Block 6 within the SE 1/4 8-30-01-W5M as listed on Schedule A;

**AND WHEREAS**, the requirements of the *Municipal Government Act* Revised Statutes of Alberta 2000, Chapter M-26 regarding the advertising of this Bylaw have been complied with;

**AND WHEREAS**, copies of this Bylaw and related documents were made available for inspection by the public at the Town office as required by the *Municipal Government Act* Revised Statutes of Alberta 2000, Chapter M-26;

**NOW THEREFORE**, the Council of the Town of Carstairs in the Province of Alberta, duly assembled and pursuant to the *Municipal Government Act* Revised Statutes of Alberta 2000, Chapter M-26 enacts as follows:

**Schedule “A”**

Map 1 of the **Land Use District Map** would be amended to include **Lot 15 Block 11, SE 1/4 8-30-01-W5M, consisting of 0.46 hectares (1.14 acres) and shall be redesignated from C1 (Central Commercial District) to R3 (Medium Density Residential), and Lot 16 Block 11, SE 1/4 8-30-01-W5M, consisting of 0.99 hectares (2.44 acres) shall be redesignated from R4 (High Density Residential) to R3 (Medium Density Residential) and Lot 7, Block 6, SE 1/4 8-30-01-W5M, consisting of 0.27 hectares (0.67 acres) shall be redesignated from R1 (Low Density Residential) to R3 (Medium Density Residential)**

**As shown on the attached map identified as “Schedule A”.**

This By-Law shall come into force and effect on the date of the final passing thereof.

**READ A FIRST TIME THIS 10<sup>TH</sup> DAY OF SEPTEMBER, A.D, 2021**

**READ A SECOND TIME THIS 10<sup>TH</sup> DAY OF SEPTEMBER, A.D., 2021**

**READ A THIRD AND FINAL TIME THIS 25<sup>TH</sup> DAY OF OCTOBER A.D., 2021**

\_\_\_\_\_  
Mayor, Lance Colby

\_\_\_\_\_  
CAO, Carl McDonnell

Schedule A

